



**CROW INVESTMENTS FUND 2025**  
INVEST SECURELY IN PORTUGAL

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## / CROW INVESTMENTS FUND 2025 ENTITIES

**Depository bank:** Bankinter, S.A. - Portugal Branch.

**Auditor:** BDO brand is represented in Portugal by firms BDO & Assoc. SROC, BDO Consulting and BDO Outsourcing, Accounting Services.

**Registrar entity:** EURONEXT Securities Porto - INTERBOLSA – operating as Custody and Settlement Central Securities Depository (CSD) belonging to the EURONEXT Group CSDs network

**Regulatory authority:** CMVM - Comissão do Mercado de Valores Mobiliários



## / CROW INVESTMENTS FUND 2025

FUND TYPE	TARGET SIZE	TERM TO MATURITY	GEOGRAPHIC MARKETS
PRIVATE EQUITY   VENTURE CAPITAL FUND	56.000.000 €	7,5 YEARS ( EXTENDABLE TO 10 YEARS)	PORTUGAL (MINIMUM OF 60%)

## / FUND COSTS AND COMMISSIONS

**COSTS CHARGED TO THE INVESTORS: NONE**

**SUBSCRIPTION FEE: NONE**

**LIQUIDATION FEE: NONE**

**COSTS CHARGE TO THE FUND:**

**SET-UP FEE:** 3,5% FLAT ON SUBSCRIBED CAPITAL

**MANAGEMENT FEE:** 1,75% PER YEAR,

WITH A MINIMUM OF 80.000 € OR 120.000 € DEPENDING ON THE ASSETS UNDER MANAGEMENT

**PERFORMANCE FEE:** BETWEEN 5% AND 12,5% DEPENDING ON PERFORMANCE AT EXIT

**OPERATING COSTS:** MINIMUM OF 50.000 € OF SET-UP COST AND AUDITING, OPERATION AND REGISTRATION COSTS, ADVISOR, AND DEPOSITORY BANK AND SUPERVISORY ENTITY FEES.



## / INVESTMENT THESIS

AFTER TWO YEARS OF RIGOROUS SELECTION, WE ARE BACKING BODYHOLIDAY ALGARVE – A SUSTAINABLE LUXURY RESORT PROJECT BY ONE OF THE WORLD'S MOST ICONIC WELLNESS BRANDS. ROOTED IN NATURE, AUTHENTICITY AND EXCELLENCE, THIS OPERATIONAL VENTURE IN PORTUGAL'S MOST PRIVILEGED COASTAL SETTING IS LED BY A SEASONED, WORLD-CLASS TEAM AND IS ATTRACTING STRONG BACKING FROM TOP-TIER FINANCIAL INSTITUTIONS.

POTENTIAL SINGLE-ASSET FUND STRUCTURE TO MAXIMIZE ALIGNMENT AND FOCUS, GIVEN THE STRATEGIC VALUE OF THE BODYHOLIDAY ALGARVE PROJECT.

- GOLDEN VISA COMPLIANT
- VENTURE CAPITAL INVESTMENT IN A HIGH-END OPERATIONAL RESORT COMPANY
- SUSTAINABLE CONCEPT ROOTED IN NATURE, PROXIMITY AND QUALITY
- LOCATED IN ONE OF PORTUGAL'S MOST PRIVILEGED NATURAL SETTINGS
- MANAGED BY AN EXPERIENCED, BEST-IN-CLASS TEAM
- CONFIRMED INTEREST FROM LEADING GLOBAL FINANCIAL INSTITUTIONS
- ACTIVE GOVERNANCE BY INSIGHT VENTURE THROUGH BOARD REPRESENTATION TO ENSURE ALIGNMENT AND COMPLIANCE

# / TYPE OF SHARES AND EXPECTED RETURNS



## KEY FEATURES TYPE A SHARES

- MINIMUM SUBSCRIPTION: 500.000 €
- SUBSCRIBED BY INVESTORS WITH ADDED VALUE TO THE FUND / PROFESSIONAL INVESTORS
- RIGHT TO VOTE
- RIGHT TO PROFIT DISTRIBUTION

## KEY FEATURES TYPE B SHARES

- MINIMUM SUBSCRIPTION: 100.000 €
- SUBSCRIBED BY ALL TYPE OF INVESTORS
- RIGHT TO PREFERENTIAL DIVIDEND (HURDLE RATE 5%)
- RIGHT TO VOTE
- RIGHT TO PROFIT DISTRIBUTION

	EXPECTED ANNUAL YIELD	HURDLE RATE	PROFIT SHARE
TYPE A SHARES	12% - 15%	0%	15% - 37,5%
TYPE B SHARES	10% - 12%	5%	50% - 80%



## / OFFERS TO INVESTORS



- EXPOSURE TO ONE OF THE WORLD'S TOP-PERFORMING WELLNESS RESORT BRANDS, NOW EXPANDING TO EUROPE
- A PREMIUM, GOLDEN VISA-ELIGIBLE ASSET
- STRONG INSTITUTIONAL CO-INVESTMENT INTEREST
- ROBUST POTENTIAL RETURN



/ INVESTMENTS IN PIPELINE

**bodyholiday**

WITH OVER 35 YEARS OF PROVEN SUCCESS, BODYHOLIDAY IS ONE OF THE WORLD'S MOST ICONIC SPA WELLNESS RESORT BRANDS.

BODYHOLIDAY'S MISSION IS TO ENHANCE LIVES BY PROVIDING THE BEST WELLNESS HOLIDAYS IN THE WORLD. THE EXPERIENCE IS DESIGNED TO PROVIDE A PERSONALIZED ALL-INCLUSIVE HOLIDAY OF WELLNESS AND JOY.

THE BODYHOLIDAY FORMULA COMBINES AN UNPARALLELED RANGE OF FITNESS CLASSES, ACTIVITIES, NUTRITION OPTIONS, THERAPEUTIC CARE AND RELAXATION IN A BEAUTIFUL NATURAL SETTING. BODYHOLIDAY ST LUCIA HAS ATTRACTED GENERATIONS OF LOYAL GUESTS AND WON MANY PRESTIGIOUS ACCOLADES, INCLUDING THE 2024 #1 DESTINATION SPA IN THE WORLD (USA CONDÉ NAST READER'S AWARDS).

BODYHOLIDAY IS OPERATED BY SUNSWEPT RESORTS WHICH IS A FAMILY-OWNED COMPANY WITH A SUCCESSFUL TRACK RECORD OF OPERATING RESORT HOTELS IN THE CARIBBEAN. THE COMPANY IS GROWING THE BODYHOLIDAY BRAND BY ACQUIRING AND DEVELOPING A PORTFOLIO OF WELLNESS RESORTS IN EXCEPTIONAL LOCATIONS IN EUROPE AND THE AMERICAS.



# / REPUTATION AND AWARDS



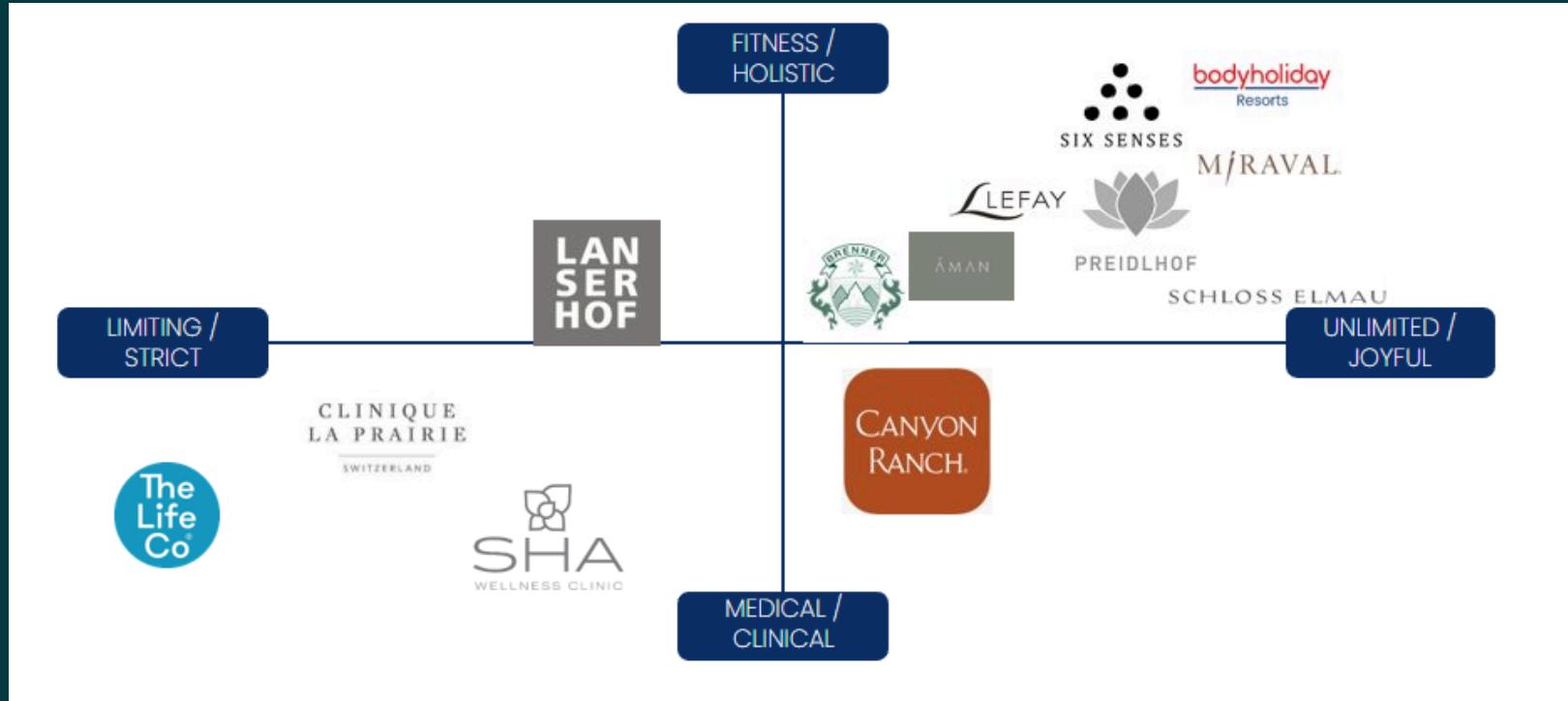
## BODYHOLIDAY RESORTS - IN PURSUIT OF WELLNESS



## AWARDS



# / BODYHOLIDAY ALGARVE - BRAND POSITION



# / BODYHOLIDAY ALGARVE



ENJOY

# / BODYHOLIDAY ALGARVE



Faro Airport 45 minutes	Vila Real San Antonio 15 minutes	9+ Golf Courses 15 minutes	Tavira 15 minutes	Albufeira 60 minutes	Lagos 90 minutes	Seville, Spain 90 minutes	10+ Cycling Trails 5 minutes

# / BODYHOLIDAY ALGARVE

